



The Old Stable, 12 Gilkes Yard  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# The Old Stable, 12 Gilkes Yard

Banbury, OX16 9GF

£275,000

A charming and very quirky detached Victorian stable conversion which offers living accommodation over two floors and garage and is located in a quiet cul-de-sac close to the town centre.

## The Property

The Old Stable, 12 Gilkes Yard, Banbury is a charming, detached Victorian stable block conversion with single garage and is located on a quiet cul-de-sac close to the town centre and amenities. The property has many character features including exposed beams and brickwork. The living Accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway with space for a small table and chairs, a bathroom, a double bedroom, further sun room and garage. On the first floor there is a bright and airy sitting room and good size kitchen diner.

Although there is no garden with the property there are pleasant, well stocked borders to the front and parking will be on street on a first come first served basis. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

A spacious hallway which is currently being used as a dining area with space for a small table and chairs. Stairs rising to the first floor and doors leading into the garage, bathroom and bedroom. Characterful exposed brickwork as you enter.

## Bathroom

Fitted with a modern white suite comprising panelled corner bath with shower over, toilet and wash basin. Attractive white tiled splash backs and heated towel rail.

## Bedroom

Located on the ground floor this quirky double bedroom has exposed brickwork and wooden beams with fitted wardrobe to one side. There is a window to the rear and french doors leading into the sun room.

## Sun Room

A useful addition to the property and currently being used as a further seating area but could also be used as guest accommodation. Door leading into the single garage.

## Garage

A good sized garage with electric up-and-over door, power and lighting with tiled flooring throughout and internal door leading into the hallway.

## Sitting Room

Located on the first floor this is a really bright and airy room with two velux roof windows and further window to the front aspect. There are more exposed beams and brickwork with clever recessed sections for the television and further storage options. The sitting room is open plan leading into the kitchen diner.

### Kitchen/Diner

A nice sized kitchen with space for dining and fitted with a good selection of green fronted shaker style cabinets with worktops over and tiled splash backs. Stainless steel sink with drainer and cupboard housing the Worcester gas fired combination boiler. There are more exposed wooden beams and brickwork and a velux roof window which makes this another very bright and airy room. There is an integrated electric oven, four ring electric hob and extractor hood above. The fridge freezer will remain as part of the sale.

### Outside

To the front of the property there is a very low maintenance, well stocked planted border and vehicular access into the garage.

### Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. Continue past the College and the turn for Bath Road on the right. Gilkes Yard will be found on your right after around 100 yards. The property will be found immediately on your right as you turn in.

### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

### Services

All mains services connected. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band A.

### Tenure

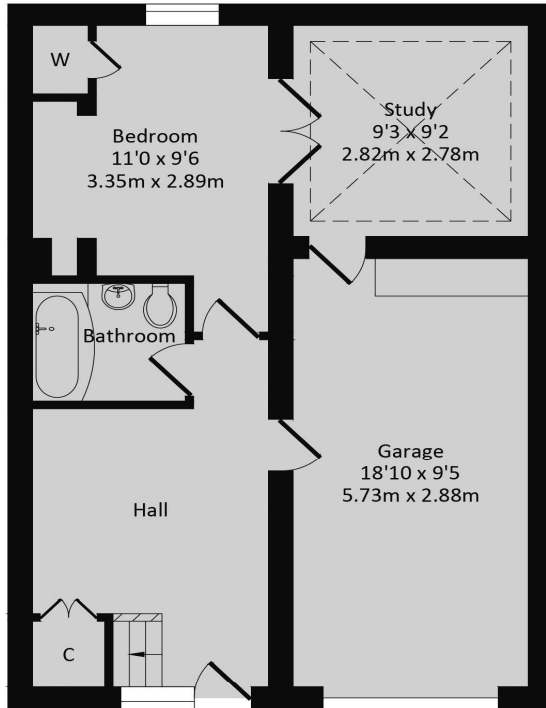
A freehold property.

### Viewing Arrangements

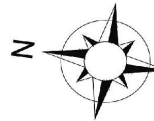
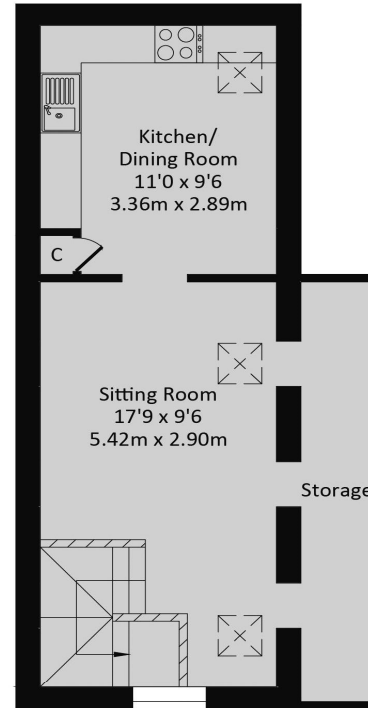
By Prior arrangement with Round & Jackson.



**Ground Floor**  
**Approx. Floor**  
**Area 578 Sq.Ft.**  
**(53.70 Sq.M.)**



**First Floor**  
**Approx. Floor**  
**Area 346 Sq.Ft.**  
**(32.10 Sq.M.)**



**Total Approx. Floor Area 924 Sq.Ft. (85.80 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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